

June 4, 2014

San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

RE: S980249P/CO99-0108 – Parcel Map Modification

Dear Mrs. Torrell, Subdivision Review Board and all others concerned:

Thank you for accepting our application for modification of the previously entitled building envelope at 310 Squire Canyon Rd, San Luis Obispo, CA.

The existing building envelope, herein referred to as Site A, was initially selected in 1999 for its distance from my existing driveway and primary 9 acre parcel, allowing for more privacy. In recent years, I have come to realize that the Site A does not provide for an adequate building envelope and that an alternate location, herein referred to as Site B, would be preferable.

Cons of Site A:

1. Site A is basically level but when taking into account topography and setbacks; the site is **only 130' long by 70' wide at one end and 50' wide at the other**. By most accounts, this is insufficient space and orientation for development suiting the area;
2. Site A is bordered on one side by a steep upward slope which has a natural drainage ditch running along its base. Unknown to me at the time of subdivision is that this ditch floods when we receive heavy rains, further encroaching on the buildable space;
3. The well servicing Site A is located on Site B, as is the electrical service. Extending both to Site A would require running wet and dry utilities across the existing driveway and through the natural drainage ditch; and,
4. Site A does not have adequate room for a leach field so leach lines would have to be run back across the same narrow section of drainage ditch and driveway to Site B.

Pros of Site B:

1. Site B is basically level, but is much larger at **170' long and 160' wide at one end and 120' wide at the other**;
2. Site B is already serviced by necessary utilities and is large enough for a septic system; and,
3. Site B has no native vegetation or trees that would be impacted by development.

I view my original selection of Site A at the time of subdivision as a mistake on my part. Additionally, the intent to build a new home for my family makes the proximity of Site B to my home on the primary parcel highly desirable.

Thank you for your consideration and please don't hesitate to contact me directly with questions.

Robert Bollay
805-595-2722